

Ref. 2913 – **CASA DEL DAZIERE**

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## CHARMING 13<sup>TH</sup>-CENTURY HOUSE FOR SALE IN MONTE SANTA MARIA TIBERINA, UMBRIA

Monte Santa Maria Tiberina – Perugia – Umbria



**Interiors**  
225 m<sup>2</sup>

**Bedrooms**  
3

**Bathrooms**  
1 (up to 2)

**Total land**  
370 m<sup>2</sup>

Set in a very convenient and panoramic location in the historic center of Monte Santa Maria Tiberina, historic 13<sup>th</sup>-century house for sale. Originally the home of the duty collector, the building has been renovated and converted into a private residence and enjoys an enviable location due to its proximity to the public parking lot at the entrance to the town.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2913 – CASA DEL DAZIERE

**TYPE:** 13<sup>th</sup>-century house

**CONDITIONS:** habitable

**LOCATION:** historical center, very panoramic

**ACCESS:** excellent, paved road

**INTERIORS:** 225 square meters (2,422 square feet)

**TOTAL ROOMS:** 9

**BEDROOMS:** 3

**BATHROOMS:** 1 (up to 2)

**ANNEXES:** no

**MAIN FEATURES:** stone and brick walls, wooden beams, original terracotta floors, brick arches, panoramic views, private garden, original basement

**EXTERIOR:** 370 square meters (0.1 acres)

**GARDEN:** yes, around the house

**SWIMMING POOL:** no

**ELECTRICITY:** already connected

**WATER SUPPLY:** mains water

**TELEPHONE:** to be connected

**ADSL:** possible

**GAS:** natural gas

**ENERGY CERTIFICATE:**  (EP<sub>gl, nren</sub> = 425.42 kWh/m<sup>2</sup>year)

**HEATING SYSTEM:** radiators + fireplace

## CLOSEST CITIES AND TOWNS

Closest services (500m; 2'), Gioiello (5km; 10'), Città di Castello (11km; 20'), Umbertide (25km; 30'), Anghiari (40km; 50'), Cortona (48km; 1h 10'), Gubbio (55km; 55'), Perugia (57km; 50'), Passignano sul Trasimeno (67km; 1h), Assisi (74km; 1h), Siena (107km; 1h 40'), Florence (122km; 1h 50')

## CLOSEST AIRPORTS

Perugia San Francesco (56km; 50'), Firenze A. Vespucci (134km; 1h 50'), Pisa G. Galilei (194km; 2h 30'), Bologna G. Marconi (203km; 2h 25'), Roma Ciampino (238km; 2h 50'), Roma Fiumicino (253km; 2h 55')



## CASA DEL DAZIERE

Set in a very convenient and panoramic location in the historic center of **Monte Santa Maria Tiberina**, **historic 13<sup>th</sup>-century house** for sale. Originally the home of the duty collector, the building has been renovated and converted into a private residence and enjoys an enviable location due to its proximity to the public parking lot at the entrance to the town.

The dwelling has a total area of 225 m<sup>2</sup> and enjoys **370 m<sup>2</sup> of garden** in full privacy that provides a pleasant outdoor space where dinners can be set up during the summer stay.

The entrance hall leads directly to the living area consisting of the kitchen and living room. From here one then proceeds to the bedroom and bathroom (recently renovated), a second room and the pantry with laundry. From the entrance a staircase leads to the upper floor, consisting of two large rooms.

For those who would instead like to use the property for income, the building can easily be divided into two independent apartments without the need for modifications but simply by making a wall at the entrance.

The small palace has been completely renovated maintaining, where possible, the ancient materials and original details, such as some of the old terracotta floors, the ceilings and in particular the entire lower ground floor where the stone arches and stone walls dating back to the 13<sup>th</sup> century are perfectly preserved.











































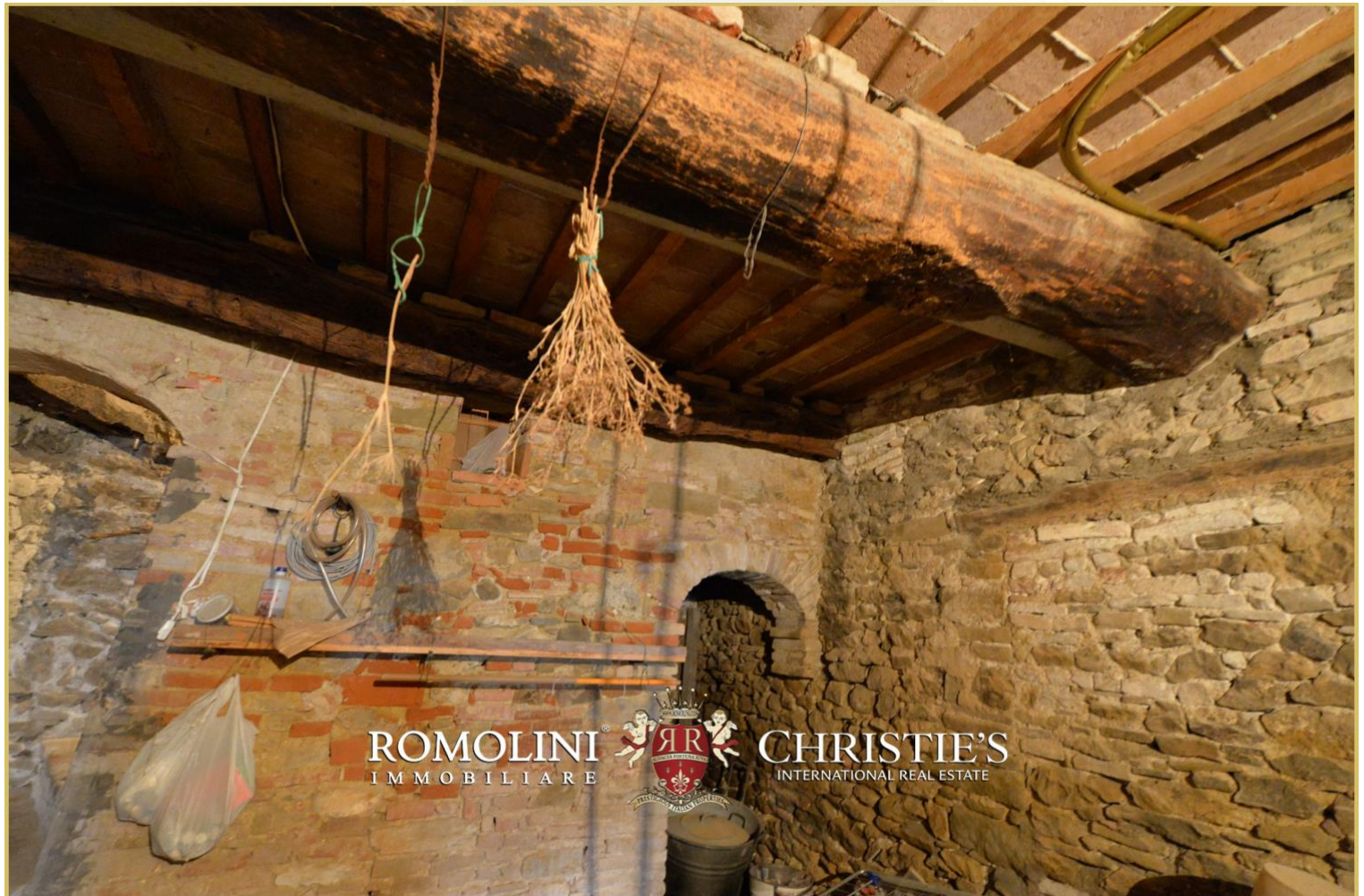




















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